

**City of Eau Claire
Plan Commission Minutes
Meeting of May 1, 2017**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Pederson, Seymour, Larsen, Radabaugh,
Klinkhammer
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Petrie, Ivory
Ms. Basom

The meeting was chaired by Ms. Ebert.

1. Election of Officers

Mr. Klinkhammer moved to approve Ms. Ebert as chair. Mr. Radabaugh seconded and the motion carried.

Ms. Mitchell moved to approve Mr. Radabaugh as vice chair. Mr. Klinkhammer seconded and the motion carried.

Mr. Pederson moved to approve Mr. Brenholt as secretary. Mr. Klinkhammer seconded and the motion carried.

2. ANNEXATION (17-1A) – 2622 Sessions Street

Mr. Petrie presented a request to annex property from the Town of Washington to the City of Eau Claire. There is an existing residential home on the property. The property is approximately 1.89 acres. The property is located within the sewer service area and city utilities are located along Sessions Street.

No one spoke to this agenda item.

Mr. Brenholt moved to recommend approval of the annexation. Seconded by Mr. Larsen and the motion carried.

3. FINAL PLAT (P-1-16) – Western Avenue

Mr. Petrie presented a request to approve the final plat for Western Avenue located on the east side of Western Avenue, north of Waller Street. This plat creates four lots for 4-plex development and two outlets. The final plat is consistent with the preliminary plat as approved by the Commission.

Applicant, Pete Gartmann with Real Land Surveying stated support of the plat.

Mr. Granlund moved to recommend approval of the final plat. Seconded by Mr. Klinkhammer and the motion carried.

4. EXCESS LAND – Fairfax Street

Ms. Basom presented a request to declare land off Fairfax Street as excess land. In 1983, the City acquired all of the assets of the Washington Heights Sanitary District and this property was part of that acquisition. The property is difficult to develop given the topography of the lot.

No one spoke to this agenda item.

Mr. Larsen moved to recommend approval of declaring the land off Fairfax Street as excess land. Seconded by Mr. Pederson and motion carried.

5. **EXCESS LAND – 318 Elm Street**

Ms. Basom presented a request to declare land at 318 Elm Street as excess land. The City acquired the lot through back taxes. She noted that the property may be suited for multiple-family which would be consistent with the comprehensive plan.

No one spoke to this agenda item.

Mr. Granlund moved to recommend approval of declaring the land as excess land. Seconded by Mr. Pederson and motion carried.

6. **EXCESS LAND – East Madison Street**

Ms. Basom presented a request to declare land off East Madison Street as excess land. The property is located behind an existing home on Division Street. This site is not buildable and should be combined with an adjacent property.

No one spoke to this agenda item.

Ms. Mitchell moved to recommend approval of declaring the land off East Madison Street as excess land. Seconded by Mr. Klinkhammer and motion carried.

7. **DISCUSSION/DIRECTION**

A. 2016 Development Report and Map

Mr. Ivory presented the Development Report and Map from 2016. He noted the total number of rezoning cases, annexations, subdivisions and construction valuation. In addition, he stated some figures for construction valuation for the first quarter of 2017.

B. Code Compliance Items

None.

C. Future Agenda Items

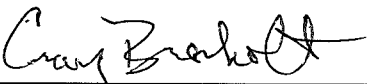
Mr. Petrie asked if the Plan Commission would like to give appreciation to Mr. Terry Weld for serving on the Commission. Commission members agreed and will be placed on a future agenda.

D. Additions or Corrections to Minutes

None.

8. **MINUTES**

The minutes of the meeting of April 17, 2017 were approved.



Craig Brenholt, Secretary